

# **South Downtown Neighborhoods**

**Committee on the Built Environment**

**September 29, 2010**

**Land Use Code Ordinance Issues and  
Companion Resolution**

1. Changes to proposed ordinance before introduction:
  - Do not upzone WOSCA
  - Allow North Lot affordable housing to be off-site
  - Require right-of-way-related open space to be open 24/7

## 2. Issues in proposed ordinance for COBE consideration:

- Mid-block corridor hours of public access
- Parking flexibility in Little Saigon
- Parking flexibility in Dearborn corridor
- Threshold for pedestrian improvements in IC zone

# Threshold for Pedestrian Improvements in IC Zone

Threshold of Development	Improvements Required			
	Sidewalks	Street Frontage Design Standards	Street-Level Use Requirements for 6 <sup>th</sup> Avenue S. and S. Charles Street	Possible additional mitigation through incentive zoning
Change of use	No	No	Yes	No
Base development < 4000 s.f.	No	Yes	Yes	No
Base development ≥ 4000 s.f.	Yes	Yes	Yes	No
Incentive zoning development	Yes	Yes	Yes	Yes

### 3. Draft companion resolution

- Economic development
- Transportation
- Public safety and perceptions of public safety
- Parks, open space, pedestrian experience
- Planning and development